

## **NORTH REDMOND NEIGHBORHOOD PLAN UPDATE FREQUENTLY ASKED QUESTIONS**

### **What is a Citizen Advisory Committee?**

A Citizen Advisory Committee (CAC) is a group of people who either live or work within the neighborhood and have an interest in determining the future for their neighborhood. CAC members are volunteers who are appointed by the City Council to serve for the duration of the planning process.

### **How was the CAC formed?**

In June, 2004 the City hosted a broadly advertised "City Services Fair and Neighborhood Plan Update Kick-off event" for both the Education Hill and North Redmond neighborhoods. Green colored post card invites for the June 14 event were sent to every property in the neighborhood. Postcards were mailed approximately May 19-20. There were news articles regarding the events in Focus Magazine and the Redmond Reporter. Updates were posted at the bottom of the screen on the RCTV ticker and on the City's web pages to advertise the event.

At the Kick-off meeting, staff and the Mayor solicited applications from people who were interested in participating on the Citizen Advisory Committee. Applicants were informed that they would volunteer for 6-8 months. Applications were received, interviews were conducted, and then the City Council officially appointed each of the members of the CAC at an advertised meeting on September 21. The first official meeting of both the North Redmond and Education Hill CAC's occurred on September 30, 2004. While the official meeting summaries are not online, brief recaps of each of meeting are online along with copies of the agendas from each meeting.

### **How can I stay informed?**

Copies of the agenda are e-mailed to all interested parties prior to the meeting. CAC meetings are open to the public, and the public is invited to provide input at the beginning and end of each meeting. The CAC kindly asks that comments be made only during these periods, reserving the remainder of the meeting for them to complete their agenda items. To become an interested party, e-mail Terry Shirk at [tshirk@redmond.gov](mailto:tshirk@redmond.gov) or contact her at (425) 556-2480.

### **What is the process and timing for the Neighborhood Plan Update?**

The CAC meets nearly each week. Meetings are typically held on Monday evenings at the Redmond City Hall lunchroom, but those interested in attending are urged to check meeting dates and locations on the City's website.

The CAC is expected to complete its recommendations in late July or early August. Upon completion, a summary of the proposed recommendations will be mailed to each residence in the neighborhood for review and comment. The proposed plan updates will then be forwarded to the Planning Commission, which will hold advertised public hearings to solicit additional input in the plan recommendations. The Planning Commission will then forward its recommendation to the City Council for adoption. This will likely occur in October.

**How much growth is anticipated in North Redmond?**

Citywide, Redmond is planning to accommodate approximately 9,200 new homes through the year 2022. While most of these new housing units will be located in the Downtown and Overlake neighborhoods, North Redmond is planned to accommodate approximately 2,200 of these homes. Most of these planned units are either already under construction or “in the pipeline” for review, leaving room for consideration of between 500-700 new homes that will be built under the new neighborhood plan. Because preservation of open spaces and mature trees has been identified by the CAC to be important for the neighborhood, the CAC has considered a variety of housing choices that will enable the preservation of these important natural features, and provide incentives to developers to be willing to accommodate the neighborhood vision. Among the choices, the CAC has looked at allowing cottages and multi-plex housing styles that are designed to look like single-family homes. These could be clustered on the site to enable the preservation of the trees and open space, but not impact the single-family appearance of the neighborhood.

**Why is the City considering extension of 172<sup>nd</sup> Avenue NE  
through to NE 124<sup>th</sup> Way/128<sup>th</sup> Street?**

Because of a pending appeal on the environmental documents relating to the extension of 172<sup>nd</sup> Avenue NE, the City is legally limited in the ability to fully address this question. However, we can share that while many in North Redmond may feel this is a new issue being considered by the City, the extension of 172nd through to NE 124/128th has long been anticipated in City and County plans, and has been shown as a legal right-of-way since before most of the homes in North Redmond were constructed. The issue is being considered now as part of the City's overall Transportation Master Plan (TMP) which lays out the guidelines for transportation improvements and planning throughout the City. The extension of 172nd is only a small component of the entire plan, but as mentioned above has long been contemplated. With regards to the appeal, the issues are limited only to issues involving the environmental review. The questions of the extension itself can only be discussed by the City Council once the appeal is resolved. The hearing on the appeal is scheduled with the City Council on August 9, 2005. For more information about the TMP or the environmental appeal, please contact Terry Marpert at (425) 556-2428 or e-mail [tmarpert@redmond.gov](mailto:tmarpert@redmond.gov).

**I've heard there is a commercial center planned for the neighborhood.  
Tell me more.**

There are two neighborhood centers that have been discussed by the CAC. One is a “Village Square” concept that will consist of small neighborhood-scale businesses that will be primarily pedestrian and bicycle oriented to serve the daily or weekly needs of the neighborhood and function as a community gathering place. The other is what is called a “privately initiated Comprehensive Plan amendment” that has been proposed by the Washington Cathedral Church.

The Village Square concept is an idea generated at first by a few, then supported by all on the Citizen Advisory Committee (CAC) as they learned more about how the neighborhood is changing over the next several years. In the early stages of the planning process, the group talked about their vision for the neighborhood. All were in agreement that they wanted North Redmond to be an active area with pedestrian oriented amenities such as trails, separated sidewalks, and connectivity throughout the neighborhood. Several, but not all of the group felt that having some form of convenience services in the neighborhood were important to enable people to get their goods close to home without having to get into their cars and drive to downtown Redmond. As the group talked more about this concept, defined the look and feel that they would like to see, the types of businesses desired, and the limitations that would be imposed, the concept became broadly supported by the entire group.

In supporting the concept, the group has looked at limitations on the types of uses, hours of operation, and architectural style to ensure that the uses will be compatible with the neighborhood and limit impacts such as noise. There will be a limited number of parking spaces, with the actual number still to be determined. However, they will also require the parking to be screened so that neighbors are not looking a parking lot full of cars. Understanding that there are some examples of how a development like this could be disastrous for the neighborhood, there are also many excellent examples of how this could be a highly successful and welcome amenity to the neighborhood. It is these examples that have helped lead to the group support.

The CAC developed its support for the Village Square as a concept before discussing potential locations. The proposed location on the north side of NE 116<sup>th</sup> Street at 172<sup>nd</sup> Avenue NE was identified as being appropriate for many reasons: its geographic location central to the neighborhood and in close walking proximity to many of the new developments; the fact that the properties were owned by individuals who had not yet sold to major developers, and there was still an opportunity to allow the concept to occur; its location in association with other planned development in the area, along the pedestrian trail intersected by NE 116th and 172nd Avenue NE.



**POTENTIAL LOCATION FOR VILLAGE SQUARE**

The CAC has stressed all along the importance of the Village Square concept being focused on pedestrian and bicycle access. As described by the CAC, it will be only one part of an overall concept and vision that is intended to improve pedestrian amenities within the neighborhood. It will not be a stand-alone facility, but will be linked by a series of trails and pathways throughout the neighborhood so that more people are enticed to access it by foot or bicycle. They have also stressed the importance of design being critical to the success of the concept, with Northwest "vernacular" architecture, including exposed wood beams, natural stone, and glass materials for its construction. There will also be a plaza/courtyards associated with the design, and parking in the rear, where it can be buffered and less predominant in the design. The maximum building area devoted to retail uses will likely be 1,000-5,000 square feet.

The other critical component to the Village Square concept is that housing will be part of the design so that it is clearly a mixed use area, and not just a strip of commercial uses. Examples of concepts they have supported include Madison Park in Seattle and Whistler Village, in British Columbia. The CAC has also recommended some form of a unifying feature throughout the neighborhood such as benches to be located at various intervals around North Redmond.

The other neighborhood center being discussed is a privately initiated proposal by the Washington Cathedral Church to allow a large scale (50-70,000 square foot) automobile oriented shopping center at the corner of Redmond-Woodinville Road and NE 124<sup>th</sup> Street. The proposed uses have not been specifically identified, but may include businesses such as a retail grocery store, space for a farmers market, and space reserved for Theno's Dairy. The proposed change is part of a master plan for redevelopment of the entire Washington Cathedral site.

**Is it true that there will be apartments built at the Village Square?**

As stated above, many members of the CAC feel that the success of the Village Square concept relies on having a mix of uses to retain the residential character of the neighborhood yet provide for small scale community related businesses. Another component of the neighborhood plan is a requirement that each neighborhood within the City of Redmond plan to accommodate a percentage of new homes that are affordable to households earning 80% or less of median income. In Redmond, this generally applies to households that earn between \$45,000 for a single-person household to \$62,000 for a family of four. In considering the mix of housing at the Village Square, the CAC feels that this will be an ideal location to meet a portion of the neighborhood's affordable housing requirement so that teachers, nurses, seniors, and single-parent households can live in North Redmond. The homes will likely be condominium style, but the actual ownership structure (rental or ownership) will be determined by the developer.

**Isn't it a conflict of interest for people to be voting on issues that affect their property?**

With respect to any conflict of interest, the City Attorney has advised that since the update of the neighborhood plan is part of the Comprehensive Plan it is a legislative action (in that the actions of the CAC apply to the neighborhood as a whole and/or more than one property) there is no conflict of interest. This is opposed to a quasi-judicial action that applies only to one parcel and not part of a comprehensive plan process. He also noted that because this is a neighborhood plan applying to a finite area, everyone who participates in the process stands to benefit from the actions the CAC is taking. Therefore if there was a conflict of interest, none of the members could participate. Although participation in actions regarding specific properties owned by CAC members does not present a conflict of interest, the CAC will be discussing whether any individual member's participation on specific decisions affects the integrity of the process and perception by the public. The likely outcome will be that the CAC will take two votes: One regarding general concepts with all of them participating; and a second vote regarding the recommended property specific locations with those owning involved properties recusing themselves from the discussion.

For additional information, contact:

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